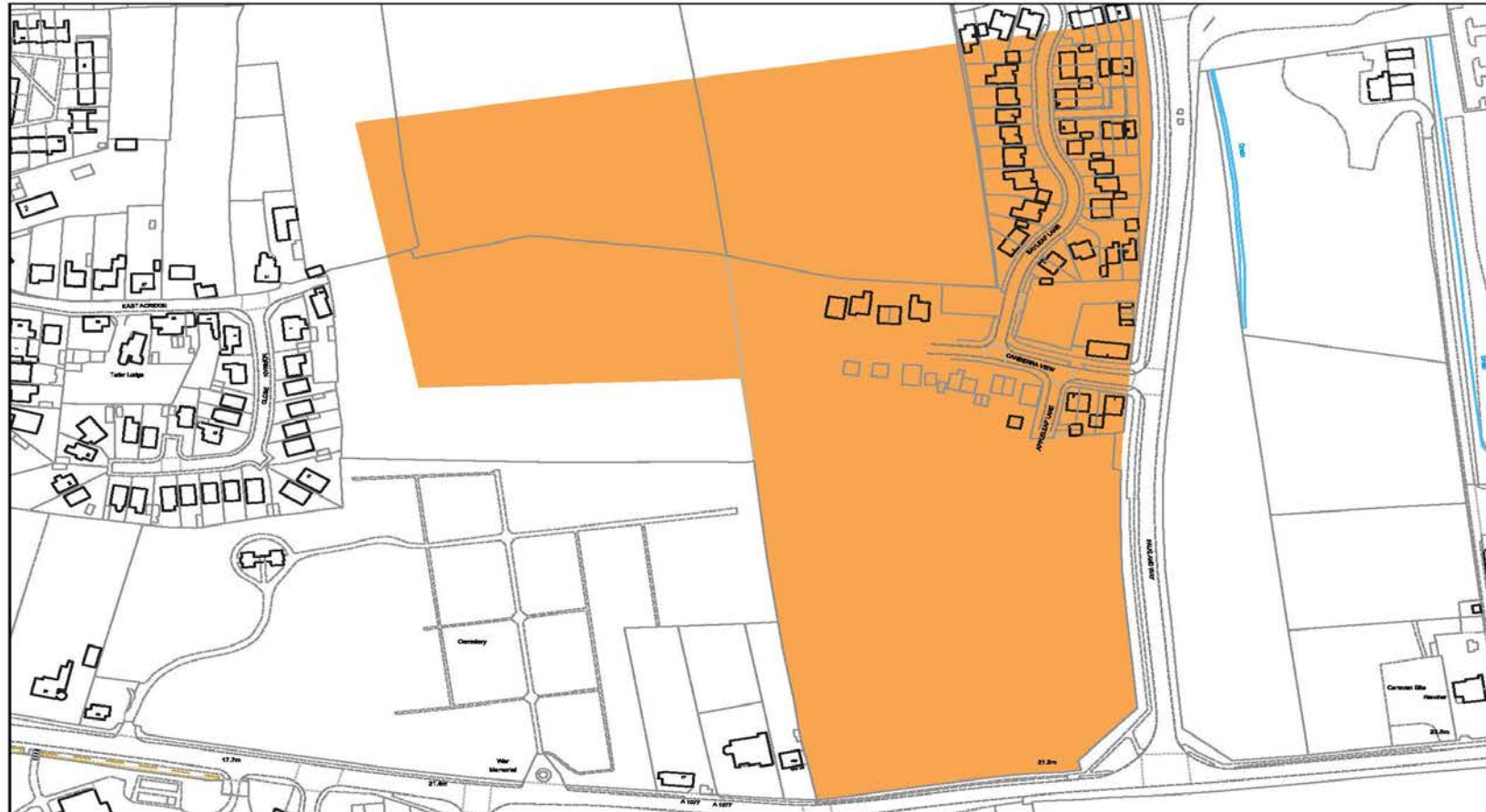


BARH-2 - Land at Pasture Road South Phase 1

BARH-2

1:2,500



Site Name	Land at Pasture Road South Phase 1	
Site Reference	BARH-2	Promoter: Keigar Homes and Land Owner Agent: Avoca Planning
Site Location	Falkland Way	
Settlement	Barton upon Humber	
Site Area	8.83ha	
Number of dwellings	227	
Representations received and references	117 (842041-09-117-BARH2-NS) English Heritage - East Midlands 140 (183871-01-140-BARH2-NS) Mr C Horsfall 214 (842759-30-214-BARH2-NS) Lincolnshire Wildlife Trust 394 (846066-02-394-BARH2-NS) Mrs Beryl Moser & The Barton Trust 395 (833703-01-395-BARH-2-NS) Mrs Rosemary Taylor 446 (84538-03-446-BARH-2-NS) Keigar Homes/Avoca Planning	
Sustainability	<p>The site is in conformity with the Core Strategy (Evidence Base ref: BAC06) Policies CS1 Spatial Strategy for North Lincolnshire, CS2 Delivering more Sustainable Development, CS3 Development Limits, CS7 Overall Housing Provision and CS8 Spatial Distribution of Housing Sites.</p> <p>The principal focus for housing is within the development limits of Scunthorpe followed by the Market Towns. 6% of North Lincolnshire housing requirement will be allocated within the Barton upon Humber equating to 635 dwellings.</p> <p>Settlement Survey (Evidence Base ref: BAC19)</p> <p>Barton upon Humber is a Market Town in the Core Strategy and is located to the east of the A15 on the bank of the River Humber, close to the southern approach to the Humber Bridge. Barton upon Humber scores well on sustainability grounds due to its positive scorings on employment, health facilities, education, community facilities, leisure and recreation and transport. The town has 5 medical centres / GP surgeries, 1 dentist, 2 chemists/pharmacies. The town has 3 primary schools and 1 secondary school. It also has a leisure centre and bowling green as well as a number of community facilities including pubs, churches, community centres, supermarkets and shops.</p> <p>Sustainability Appraisal</p> <p>Summary of the Positive and Negative scores for Site BARH-2:</p> <ul style="list-style-type: none"> • Strongly Positive 4 • Moderately Positive 7 • Strongly Negative 0 • Moderately Negative 2 <p>The site scores positively for all the social and economic Sustainability Appraisal (SA) objectives. Within the environmental objectives the site only scored negative on the following: SA objectives 'f' (to make the best use of previously land and existing</p>	

	<p>buildings), and 'n' (to protect local water resources, soil quality and quantity). The policy addresses these constraints and requires possible drainage issues will be addressed through the planning application process.</p> <p>North Lincolnshire Accessibility Criteria (Evidence Base ref: HOU01)</p> <p>The site has a positive score for accessibility to jobs, shops and services, therefore residents are considered to be able to access local services by non-car modes of transport. The site is in close proximity and in walking distance to Barton Upon Humber Town Centre and has good pedestrian links to local services.</p> <p>The site scored high on accessibility as it is situated close to, Primary and Secondary Schools, GP Surgery, a bus stop, footpath/cycleway, Employment area, supermarket and a local store.</p> <p>The site has good sustainable transport links. Services are generally good on the main transport corridors between major towns in North Lincolnshire and surrounding large towns and cities, and within the Scunthorpe urban area. There are several bus services to Scunthorpe, Brigg, Winterton and Hull. The nearest railway station is Barton upon Humber which has a two hourly service to/from Grimsby and Cleethorpes.</p>
Phasing and justification	<p>Phases 1, 2 and 3 of the Plan Period (2014-2026). The land is available for housing development and suitable as the site offers a suitable location for development now and contributes to the creation of sustainable mixed communities. There is reasonable prospect that housing will be delivered on the site within the first five years.</p>
Deliverability	<p>The site is currently under construction and approximately 41 dwellings have been completed on the site. In total the site will accommodate a total of 227 dwellings is being promoted by the developer.</p> <p>The housing trajectory identifies that the site will deliver approximately 30 dwellings per annum from 2014. This figure has been discussed with the developer and follows the pattern of past housing completions within the town on sites that have been developed by Keigar Homes.</p> <p>The site is in SFRA Flood Zone 1 and where practical Sustainable Urban Drainage Systems should be incorporated into the development.</p>
Infrastructure Requirements	<p>Improvements to the Barrow Road/Falkland Way junction will be required through developer contributions. The Highways Authority supports the development proposal in principle, subject to the necessary assessments being completed and appropriate mitigation measures being agreed.</p> <p>North Lincolnshire Infrastructure Delivery Schedule (Evidence Base ref: INF01)</p> <p>One new small primary school and enhancements to existing secondary schools are required in Barton upon Humber between 2010 and 2026. The Council will work closely with developers and Local Education Authority to deliver improvements to existing facilities through alternative sources of funding and/or developer contributions.</p> <p>One new GP surgery will be required in Barton upon Humber between 2010 and 2026. Where necessary the Council will work in partnership with the North Lincolnshire Clinical Commissioning Group to improve existing facilities and provide integrated Health and Social Care Centres through alternative sources of funding and/or developer contributions.</p>
Biodiversity considerations and Constraints	<p>The site has been granted planning permission and the developer incorporated mitigation measures into the development to ensure</p>

including any mitigation measures	that any constraints are overcome during the planning application process.
Specific questions raised by the Planning Inspector	No specific questions were raised by the Inspector.